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Davis, California. City Council

Davis General Plan: Adopted March 24, 1958
Revised April 13, 1964

DAVIS GENERAL PLAN

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UNIVERSITY OF CALIFORNIA

DAVIS, (CALIFORNIA) *City Council*

Adopted March 24, 1958

Revised April 13, 1964



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INTRODUCTION

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WHY THE PLAN?

The City Council of the City of Davis adopted a General Plan in 1958 with the two basic assumptions: (1) that the growth of the City would be slow, and (2) the community would be able to accommodate a population of 30,000 - 35,000 by 1980. Since that time recent projections by the University of California at Davis and the planning firm of Livingston and Blayney have indicated that the population will reach 75,000 by 1985. Therefore, this is a suggested revision of the General Plan to accomodate the accelerated growth to a population of 75,000 by 1985.

This General Plan is divided into two main sections: (1) Introduction to the General Plan, and (2) Main Elements of the plan. The Introduction Section consists of (1) an explanation of the purpose of the Plan, (2) background on the community, (3) assumptions and (4) objectives. The Main Elements include (1) population, (2) land use, (3) public facilities, (4) recreation, (5) circulation, and (6) the University of California at Davis.

WHAT IS A GENERAL PLAN?

A modern city faces numerous problems in its growth. The General Plan coordinates the growth and aids the City Council in making decisions on these problems. With a General Plan the City has confidence in the path it is pursuing, and conveys its policies to the citizens so that they understand why certain decisions on physical growth are made by the Council. The scope of the General Plan is:

Comprehensive -- relating all types of land uses so that they will be in relative balance within both the city and immediate region.



Long Range -- looking forward to the land development in 20 to 25 years. Thus, the 1985 needs for schools, shopping facilities, parks, and circulation are set forth. The Plan is not intended to be determined by the present financial abilities of the community; rather, it presents reasonable proposals which over the course of years can become tangible elements within the City.

General -- establishing general boundaries and locations for land uses and facilities, together with principles for land development.

BACKGROUND

LOCATION

With a 1963 estimated population of 11,750 Davis is located in the Central Valley 14 miles from Sacramento and 72 miles from San Francisco. It has easy access to these cities and recreation areas of northern California. The Sierra Nevada mountains with Mother Lode and Lake Tahoe to the east are within a few hours driving time, and the boating areas of Lake Berryessa and the Sacramento River are easily accessible. Davis is situated on level land with the Putah Creek to its south and University of California on its southern and western boundary. No physical boundaries are in close proximity east or north of the City.

TRANSPORTATION

Davis has a number of transportation facilities available. Highway 40 (Interstate 80), a major east-west highway, is adjacent to the City's southern boundary and Route 99W, a main north-south artery, borders Davis on the west. The main railway of Southern Pacific runs through the City's southern section and Davis is the junction point of San Francisco-Chicago and San Francisco-Portland line. Sacramento Municipal Airport, served by four major airlines, is 18 miles from Davis and the proposed Sacramento jet airport is

15 miles north of the City. The Sacramento-Yolo Deepwater Port is less than 15 miles west of the City.

TYPE OF CITY

Davis is a university town with one of the main campuses of the University of California adjacent to the City's western and southern boundary. Nearly half of the work force reported in the 1960 census for the Davis area listed educational services as their employment. There is very little industry in Davis with Hunt Foods being the only large manufacturing firm in the City. Only five percent of total work force in 1960 was involved in manufacturing. People commuting to Sacramento accounted for eight percent of the Davis area work force in the 1960 census. As indicated in the Core Area Plan most of the downtown business district is composed of convenience goods shops and office buildings.

CHARACTERISTICS OF PEOPLE

Davis is a community with predominantly young people who have moved to the community in the last eight years. The median age is 24.6 years compared to 30.8 for the State, with over two-thirds of the residents having moved to Davis since 1955. The median value of the owner-occupied homes was \$15,760 in 1960 and the average family income was estimated at \$7,250 in 1961 by Livingston and Blayney. The average person over 25 years old residing in Davis has 13.1 years of schooling compared to 12.1 years for the State.

ASSUMPTIONS

The assumptions that underlie the General Plan should be clearly stated. They are as follows:

1. The Davis Urban Area will reach 75,000 people in 1985.

2. The University of California will continue as the main employer in the Davis area and will be the strongest influence on the community.
3. The percentage of people commuting to Sacramento will increase and they will live in the area between El Macero and Davis on the south side of Highway 40.
4. The growth pattern will follow the path that will accommodate the most economic utility service by the City of Davis.
5. A regional planning agency will be established to coordinate the planning activities in the Sacramento Metropolitan area. The proposals in this plan are based upon principles similar to those that will guide such a regional planning agency.
6. There will be no large residential development in Solano County.

OBJECTIVES

The General Plan is a comprehensive and coordinated guide for future development for private and public activity. The following are the objectives of the Plan:

1. To preserve the high residential character and attractive qualities of family living.
2. To preserve the friendly relationships and cultural ties with the University.
3. To continue to provide a high type and quality of public services and facilities including schools, parks and public buildings.
4. To develop a more complete central business district and system of small neighborhood shopping centers to serve more completely the local and area shopping requirements with a high degree of convenience and service

5. To provide for a measure of local employment and a varied and strengthened tax base through the encouragement of attractive and acceptable industrial, distribution, research, administrative and professional activities and developments.
6. To encourage the highest use of good agricultural soils, and the development of acceptable agricultural industry.
7. To realistically relate plans for the future to soils, water, drainage, topography, sewerage, and transportation advantages and limitations, and to human resources and the wishes of the people in order that a sound and orderly development built on a sound economic base may be accomplished, guided by a plan.
8. To encourage annexation of contiguous area for development and discourage leap frogging.

MAIN ELEMENTS

POPULATION

Present - The City of Davis estimates its current population at 11,750 people.

Past Growth - Table 1 indicates the growth of Davis since 1920. The City experienced slow development until 1950, but since that time it has experienced a faster growth.

TABLE 1
PAST GROWTH OF
CITY OF DAVIS

<u>YEAR</u>		<u>POPULATION</u>
1920		1,040
1930		1,243
1940		1,672
1950		3,554
1960	Source: U.S. Census	8,910

Projections - Projections by the Planning Firm of Livingston and Blayney indicate that the Davis Urban Area will reach 75,000 by the year 1985. Plate 1 projects the growth to that date.

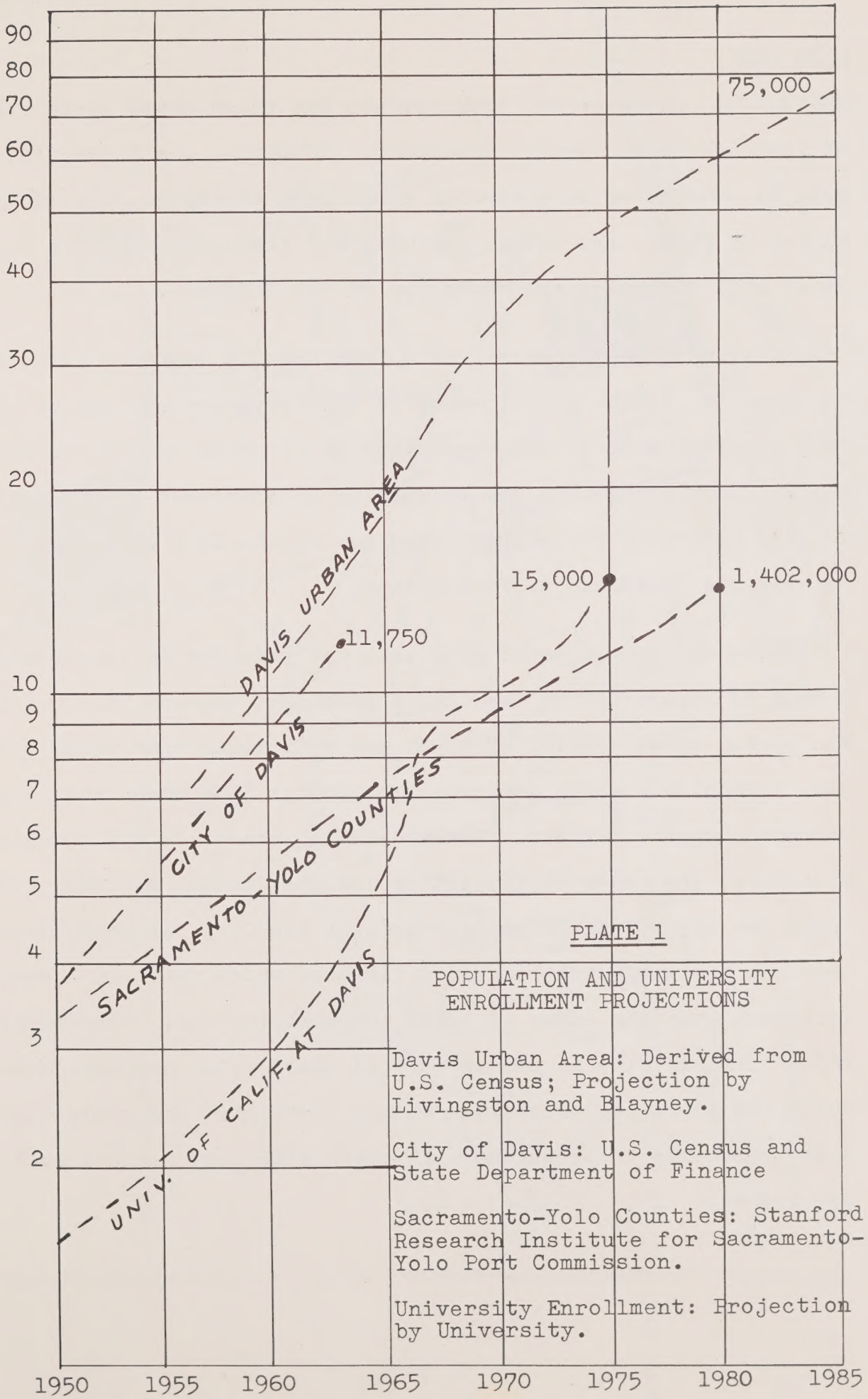


PLATE 1

POPULATION AND UNIVERSITY
ENROLLMENT PROJECTIONS

Davis Urban Area: Derived from
U.S. Census; Projection by
Livingston and Blayney.

City of Davis: U.S. Census and
State Department of Finance

Sacramento-Yolo Counties: Stanford
Research Institute for Sacramento-
Yolo Port Commission.

University Enrollment: Projection
by University.

LAND USE

Residences, commerce and industry are the three broad categories of land use in the modern community. In Davis, the University must be considered as a special additional category. The distribution of these uses within the City and their relationship to each other will determine the character of the community.

The relationship of present basic land uses in Davis is indicated on plate 2. Industry is located in the northeast section of the City and the central commercial area is situated in the south central part of Davis. The University is southwest of the City. Table 2 indicates the present land use of the City and table 3 relates the breakdown of vacant land.

A fundamental principle of good land use planning is that there should be separation of the living areas and the non-living areas. The living areas consist of homes and apartments with their public uses (schools, parks), semipublic buildings (churches) and neighborhood shopping centers. The non-living areas are the industrial districts, the research facilities and the Central Business District. These two major functional divisions of the City, although dependent upon one another, each contain activities which exert an undesirable influence upon the other if mixed indiscriminately. Commercial or industrial activity is undesirable in residential neighborhoods, while the intrusion of residence into industrial and commercial districts tends to interfere with their efficient use and full development.

U.S. 99 W

TO WOODLAND - 11 MILES →

← TO SAN FRANCISCO - 72 MILES

← WINTERS - 14 MILES
RT - 2 MILES

SCALE

PLATE 2

PRESENT LAND USE

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

COUNTY ROAD 101

TABLE 2

GENERAL LAND USE
CITY OF DAVIS, CALIFORNIA
March 1, 1963

<u>RESIDENTIAL</u>	<u>ACRES</u>	<u>ACRES</u>	<u>%</u>
Single Family	447		
Two-Family	19		
Multiple Family	32		
Trailers	<u>9</u>		
		507	36.2
<u>COMMERCIAL</u>			
Light (Central, Highway & Neighborhood)	20		
Heavy (Service)	<u>20</u>		
		40	2.8
<u>INDUSTRIAL</u>		52	3.7
<u>PUBLIC</u> (Schools, Parks)		126	9.0
<u>SEMIPUBLIC</u> (Churches)		36	2.6
<u>STREETS</u>		296	21.2
<u>RAILROAD RIGHT OF WAY</u>		34	2.5
<u>VACANT LAND</u>		<u>309</u>	<u>22.0</u>
	TOTAL	1400	100.0

TABLE 3
VACANT LAND
CITY OF DAVIS, CALIFORNIA
March 1, 1963

<u>RESIDENTIAL</u>	<u>ACRES</u>	<u>ACRES</u>	<u>%</u>
Single Family	110		
Two-family	5		
Multiple Family	<u>50*</u>		
		165	53.4
<u>COMMERCIAL</u>			
Light (Central, Highway & Neighborhood)	46		
Heavy (Service)	<u>1</u>		
		47	15.2
<u>INDUSTRIAL</u>		51	16.5
<u>PUBLIC</u> (Schools, Parks)		31	10.0
<u>SEMIPUBLIC</u> (Churches)		<u>15</u>	<u>4.9</u>
	TOTAL	309	100.0

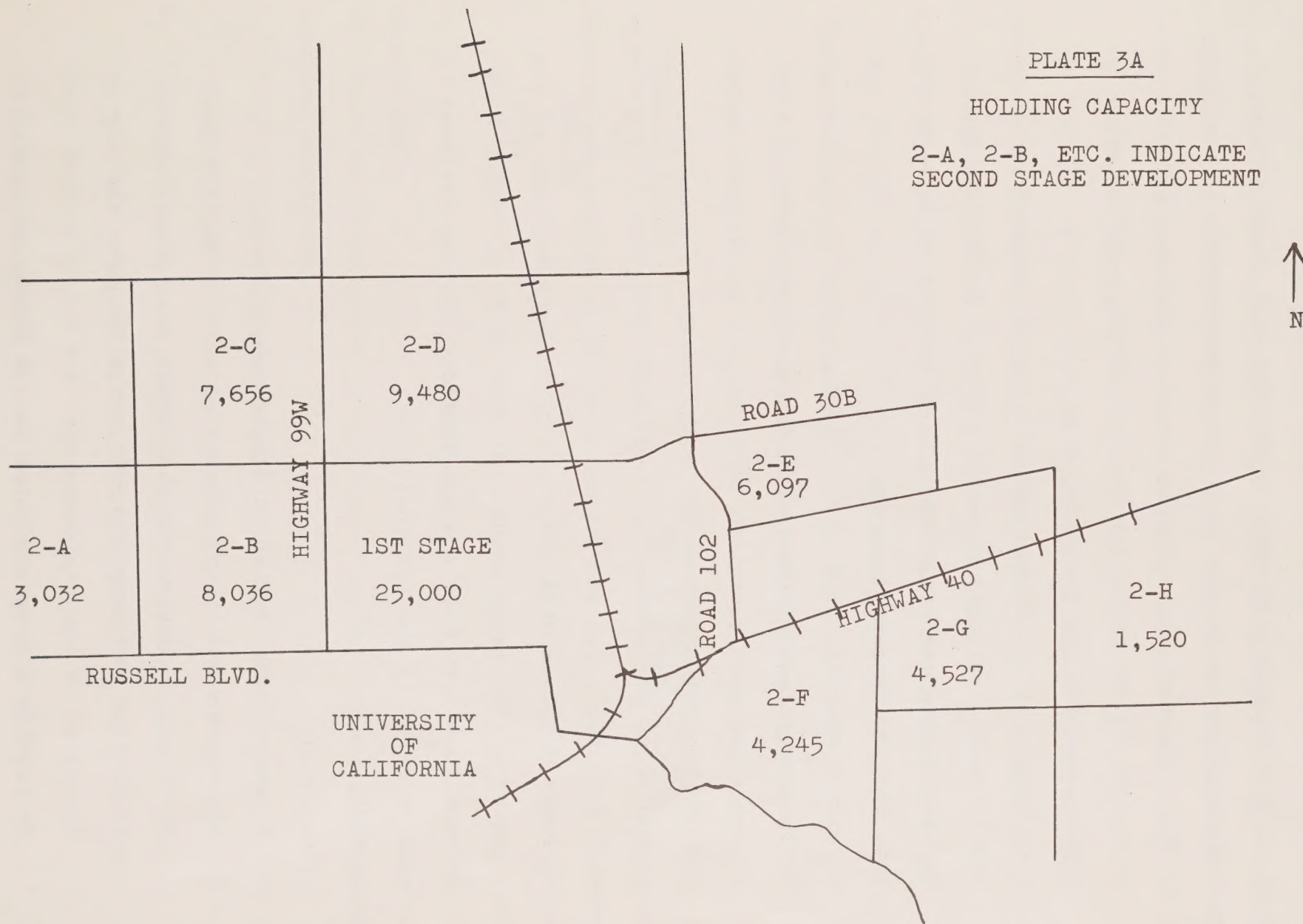
*Assumes Streng Bros. land between Railroad and "J" Street will develop as Multiple Family units.

Table 4 indicates the proposed land use for 1985 in order to accomodate the projected 75,000 people in the Davis area. Plate 3 relates the projected land use for 1985 and plate 3A summarizes the holding capacity for 80,000 people.

TABLE 4

PROPOSED LAND USE - 1985
DAVIS PLANNING AREA

<u>EMPLOYMENT AREA</u>	<u>ACRES</u>	<u>NET ACRES</u>	<u>%</u>
Manufacturing	926		
Industrial Research	<u>455</u>	1381	18.9
Commercial			
Central	109		
Highway	195		
Neighborhood	103		
Heavy	<u>64</u>	471	6.4
<u>LIVING AREA</u>			
Residential Density			
Low	2632		
Medium	274		
High	<u>82</u>	2988	40.9
<u>PUBLIC AREA</u>			
Streets	1608		
Railroads Right of Way	36		
Public Facilities	<u>758</u>	2402	32.8
<u>SEMIPUBLIC AREA</u>		<u>75</u>	<u>1.0</u>
TOTAL		7317	100.0



It is assumed that the first stage development will occur as indicated in the general plan adopted in 1958 with a few exceptions. The holding capacity of the first stage development is estimated at 25,000. The exceptions to the original plan are as follows:

1. More land is set aside for the Central Business District in accordance with the Core Area Plan.
2. Medium density is established as a third residential category and is generally applied north of Eighth Street and Russell Boulevard as a transition from high density or employment area into the low density district.
3. A heavy commercial area is established along the extension of Fifth Street from "L" Street to the extension of Road 102.
4. A commercial area along the Third Street Parade between "A" and "B" Streets oriented to the University is proposed.

The second stage of development is divided into nine living areas. Research facility areas are projected north of Highway #40 between County Roads #103 and #104 and south of Highway #40 east of the Davis turnoff. The large industrial area north of County Road #31 between Pole Line Road and the Southern Pacific Railroad is the same as shown in the original plan.

RESIDENTIAL

Objectives:

1. A sound, healthful and desirable environment.
2. No encroachment by incompatible, non-residential uses.
3. To develop cohesive planning areas with proper public facilities and shopping facilities to serve the day to day needs of the residents.
4. To provide a proper balance of the different types of residential uses within the planning area.

Principles:

1. A planning area will have the following characteristics:
 - a. It will have the population to support a neighborhood shopping center. (The standards are related in the commercial section.)
 - b. Public facilities will be provided in accordance with the standards established for schools and recreation in the public facilities element.
 - c. It will be bounded by man made or natural barriers.
 - d. Through traffic will not be routed through the neighborhood.
2. The following densities will be the guide for holding capacities:

<u>Density Range</u>	<u>Range for Housing Units Per Net Residential Acre</u>
Low	2- 9
Medium	10-29
High	30-49

COMMERCIAL

Objectives:

Encourage the development of efficient, convenient and pleasant shopping facilities.

1. Develop the central business district to provide shopper goods and professional services for the Davis Urban Area population.
2. Provide a commercial university area oriented to the 3rd Street Parade to serve the UCD students with limited retail shops between A and B Streets.
3. Provide a 3rd Street Parade area between B and G Streets.
4. Provide commercial service and commercial thoroughfare areas

in close proximity to the central business area. These are the type of outlets that depend on the local motorist and building trades of the City for business.

5. Provide commercial neighborhood shopping centers to provide goods and service for the everyday needs of the planning area.
6. Provide commercial highway districts to serve the traveling motorist at locations with close and easy access to major through highways.

Principles:

To provide adequate off-street parking for all commercial development.

1. To develop the central business district in accordance with the Core Area Plan.
2. To develop the 3rd Street Parade between B and G Streets in accord with the Core Area Plan.
3. To develop the 3rd Street Parade between A and B Streets with limited activity oriented to the university and possibly with apartments on the upper stories.
4. To develop neighborhood shopping centers in a compact parcel 5 to 10 acres in size with landscaping, sign, and design control. They should be located at one mile intervals and the center should be able to support an ultimate population of 5,000 - 7,500. The main tenant should be a supermarket.
5. To develop highway oriented areas with adequate depth and access and not as a strip development with incompatible uses.
6. To develop commercial service areas in concentrated areas and not as scattered developments.

The Core Area will be the central business district and will provide shoppers goods. Office buildings will serve as buffers to provide

a transition from the Core Area into the apartment districts to the west and north. Motels located along "B" Street will cater to University visitors. The Commercial areas adjacent to the campus will be oriented to serving the University and the 3rd Street Parade will extend from "G" Street to "A" Street to tie in with the University's main eastern bicycle entrance. Commercial services will be provided adjacent to the railroad from Sixth Street south and in the area fronting on Fifth Street between "L" Street and County Road #102. Four locations will serve the motoring public: (1) the junction of Highway 99W and County Road #31, (2) the junction of Highway 99W and Russell Boulevard, (3) the area adjacent to the Davis turnoff from Highway 40, and (4) the area south of Highway 40 and County Road #104 interchange. Neighborhood shopping centers will provide local convenience shopping services within residential areas.

INDUSTRIAL

Objectives:

1. Modern and attractive plants -- sound development.
2. Proper location and buffering in relation to residents.

Principles:

1. Utility services available to serve the industry.
2. Performance standards and landscaping to buffer industry from residential areas.
3. Good access to rail and highway for transportation.
4. No encroachment by residential development in the area.

The Industrial land use is divided into two categories: (1) manufacturing and (2) research facilities. The major portion of the manufacturing land is projected north of County Road #31

between the railroad and Pole Line Road (County Road #102). Research facilities are designated north of Highway 40 between County Roads #102 and 104 and south of Highway 40 east of the Davis turnoff.

PUBLIC FACILITIES

OBJECTIVES

1. To serve the City with adequate public services, utilities, and schools.

PRINCIPLES

1. Fire Stations

Should be located with the following items considered:

- a. Fire stations should be near the center (measured in terms of driving time) of the districts they are to protect.
- b. Physical barriers such as railroads and freeways will reduce the effectiveness of protection. Fire stations should be located so as to minimize the effect of these obstacles.
- c. Fire stations should be so located that fire vehicles have good access to the main street network of the City.
- d. Fire stations serving commercial or industrial areas should not exceed 1 mile service radius.
- e. Fire stations serving built-up residential areas should not exceed a 2 mile service radius.

2. Public Schools

The following standards are used as guides in estimating the number of schools needed by 1985:

- a. House count Factors - the number of school pupils per dwelling unit:

K-6	1.00
7-8-9	.31
10-11-12	.23

b. School enrollment size:

K-6	600
7-8-9	900
10-11-12	1500

c. Service area:

K-6	$\frac{1}{2}$ mile
7-8-9	2 miles
10-11-12	-----

d. Site acreage:

K-6	10 acres
7-8-9	20 acres
10-11-12	40 acres

3. Library and Civic Center in accordance with Core Area Plan.
4. Public utilities in accordance with sewer and water plans - Brown and Caldwell.
5. Provide aesthetic qualities for public facilities and property.

Plate 4 relates the public facilities proposed for the Davis area by 1985.

PLATE 4

SUMMARY OF PUBLIC
FACILITY REQUIREMENTS

SCHOOLS

<u>Location</u>	<u>No. & Type of Schools</u>
First Stage	6 - K-6's 2 - Junior Highs 1 - Senior High
2-A	2 - K-6's 1 - Senior High
2-B	4 - K-6's
2-C	4 - K-6's 1 - Junior High
2-D	5 - K-6's 1 - Junior High
2-E	3 - K-6's 1 - Junior High
2-F	3 - K-6's 1 - Junior High
2-G	2 - K-6's 1 - Senior High

OTHER PUBLIC USES

<u>Location</u>	<u>No. & Type of Uses</u>
First Stage	1 - Civic Center 2 - Fire Station 1 - Library
2-B	1 - Library
2-C	1 - Fire Station
2-G	1 - Fire Station 1 - Library

RECREATION ELEMENT

Public facilities for both active and passive forms of recreation have become increasingly important as urban dwellers gain additional time and resources for leisure. The General Plan provides an opportunity for effective planning to provide the best possible use of natural resources and placement of facilities for the most effective and efficient neighborhood and community - wide participation.

The recommendations contained herein are based on an integral system of facilities which may be generally divided into the following categories:

- (1) Neighborhood Recreation Centers
- (2) Community Recreation Parks
- (3) City-wide Recreation Parks
- (4) Special-use Facilities
- (5) Regional Recreation Parks

Several basic principals should be applied in the selection of sites for all recreation facilities. Consideration must always be given to natural and man made barriers and to the existence of scenic or unusually suitable land features. Thought should be given to a system which encourages advanced acquisition of property, and provides protection against future diversion of property to non-recreation uses.

The following are general definitions, principles and specific standards for the categories noted above:

Neighborhood Recreation Centers

Definition:

A recreation area which provides space for outdoor and indoor activities primarily for elementary and junior high age parti-

cipants and family groups. The service area corresponds to that of an elementary school.

Principles:

- (1) Neighborhood Recreation Centers should be located adjacent to elementary schools to avoid duplication and achieve joint use advantages.
- (2) The facility should be within walking distance of all homes in the neighborhood.

Standards:

- (1) 6 - 10 acres if adjacent to an elementary school; 14 - 18 acres if not adjacent to an elementary school.
- (2) One neighborhood recreation center per 2,500 to 3,000 population depending on density of area.

Community Recreation Park

Definition:

A Recreation area which provides space for outdoor and indoor activities primarily for older youths and adults. The service area corresponds to that of a high school.

Principles:

- (1) Community recreation parks should be located adjacent to a secondary school to avoid duplication and achieve joint use advantages.

Standards:

- (1) 22 - 26 acres if adjacent to a secondary school; 35 - 40 acres if not adjacent to a secondary school.
- (2) One community recreation park per 20,000 - 25,000 population depending on density and natural or man made barriers.

City-Wide Recreation Parks

Definition:

A large recreation area serving the entire city. Usually contains outstanding scenic or passive recreation values plus special facilities, such as golf courses, major swimming or sports centers, large outdoor theatres, zoos, special gardens and water features. Such areas may take the form of greenbelts, connecting other facilities and providing buffers between use areas.

Principles:

- (1) City-wide recreation parks should incorporate existing natural settings and should be large enough to provide a variety of leisure opportunities.
- (2) Facilities may be adjacent to a major educational institution for joint use.

Standards:

- (1) 50 or more acres depending on specific facilities to be included.

Special-Use Facilities

Definition:

Areas which provide space for a single activity or facility or several closely related activities or facilities. For example, golf courses, major sports arenas or stadiums, art centers, teen centers, or senior citizens and plazas.

Principles:

- (1) Special-use facilities must be carefully located for maximum use. Integration with a city-wide recreation park is desirable in many instances, although not essential.

Standards:

- (1) Acreage will vary depending on facility or facilities to be included.

Regional Recreational Parks

Definition:

Large natural areas for outdoor recreation activities, nature study, day camping, hiking and the like. Such facilities are usually located outside the city limits and often are developed through cooperation between governmental agencies.

Principles:

- (1) Regional recreation parks should incorporate natural or man made facilities and should provide some remoteness from the urban setting.

Standards:

- (1) No specific standard is suggested for this type of facility.

Note: "A Guide for Planning Recreation Parks in California," prepared by the California Committee on Planning for Recreation, Park Areas and Facilities and distributed through the State Division of Recreation was used extensively in preparation of the above material.

PLATE 5

SUMMARY OF
RECREATION REQUIREMENTS

<u>Location</u>	<u>No. & Type of Park</u>
First Stage	1 - Special Use 2 - Neighborhoods 1 - Community
2-A	1 - Neighborhood 1 - Community
2-B	3 - Neighborhoods
2-C	3 - Neighborhoods
2-D	3 - Neighborhoods
2-E	2 - Neighborhoods
2-F	1 - Neighborhood * 1 - Regional
2-G	2 - Neighborhoods 1 - Community

*Extends into 2-G

CIRCULATION

OBJECTIVES

1. A comprehensive transportation system for the movement of persons and goods with maximum efficiency and convenience, and with minimum danger and delay.
2. A design of streets to move the bicycle within the system with the least amount of conflict with other modes of transportation and pedestrian traffic.

STANDARDS

Streets are defined as follows:

Major Street - a continuous street whether existing or proposed, so located as to serve arterial as well as local traffic and so designed as to minimize, as far as is practicable, access to abutting property via driveways, alleys, and business entrances.

Streets feeding into the major streets should be spaced at $\frac{1}{4}$ mile intervals and should be a secondary or collector street.

Secondary Street - a continuous street whether existing or proposed so located as to provide a direct route between separate neighborhoods or to provide access from an area to a major street.

Collector Street - a street (including the principal access streets of a subdivision) which carries traffic from local streets either directly or via other existing or proposed collector streets to a major or secondary street.

Local Street - any street, other than a collector, major, or secondary street, providing access to abutting property and serving local as distinguished from through traffic.

Cul-De-Sac Street - a local street terminating in a turning area and generally not exceeding 400 feet in length.

The following widths are established for the various types of streets:

<u>Street</u>	<u>Curb to Curb Width</u>	<u>Right of Way Width</u>
Major	88'	100-120'*
Secondary	74'	86' **
Collector	50'	60' **
Local	36'	46' **
Cul-De-Sac	30'	40' **

*Varies - dependent on adjacent land use.

**With additional easements for utilities and planting easements.

General location of the major and secondary streets is indicated on Plate 6.

UNIVERSITY SECTION

OBJECTIVES:

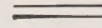
1. To coordinate the City and University long range planning.
2. To supplement the students' University environment with pleasing, well planned commercial, recreational, and off-campus living facilities.

PRINCIPLES:

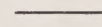
1. The General Plan's main elements will be coordinated with the University's long Range Development Plan. It will be particularly concerned with the land use and circulation.
2. The University will have an enrollment of 15,000 with half of the students housed off-campus in the Davis urban area.
3. Encourage recreational facilities such as a public golf course, parks, swimming and picnic areas to supplement the University facilities.
4. Encourage student oriented commercial services in well planned,

PLATE 6
CIRCULATION

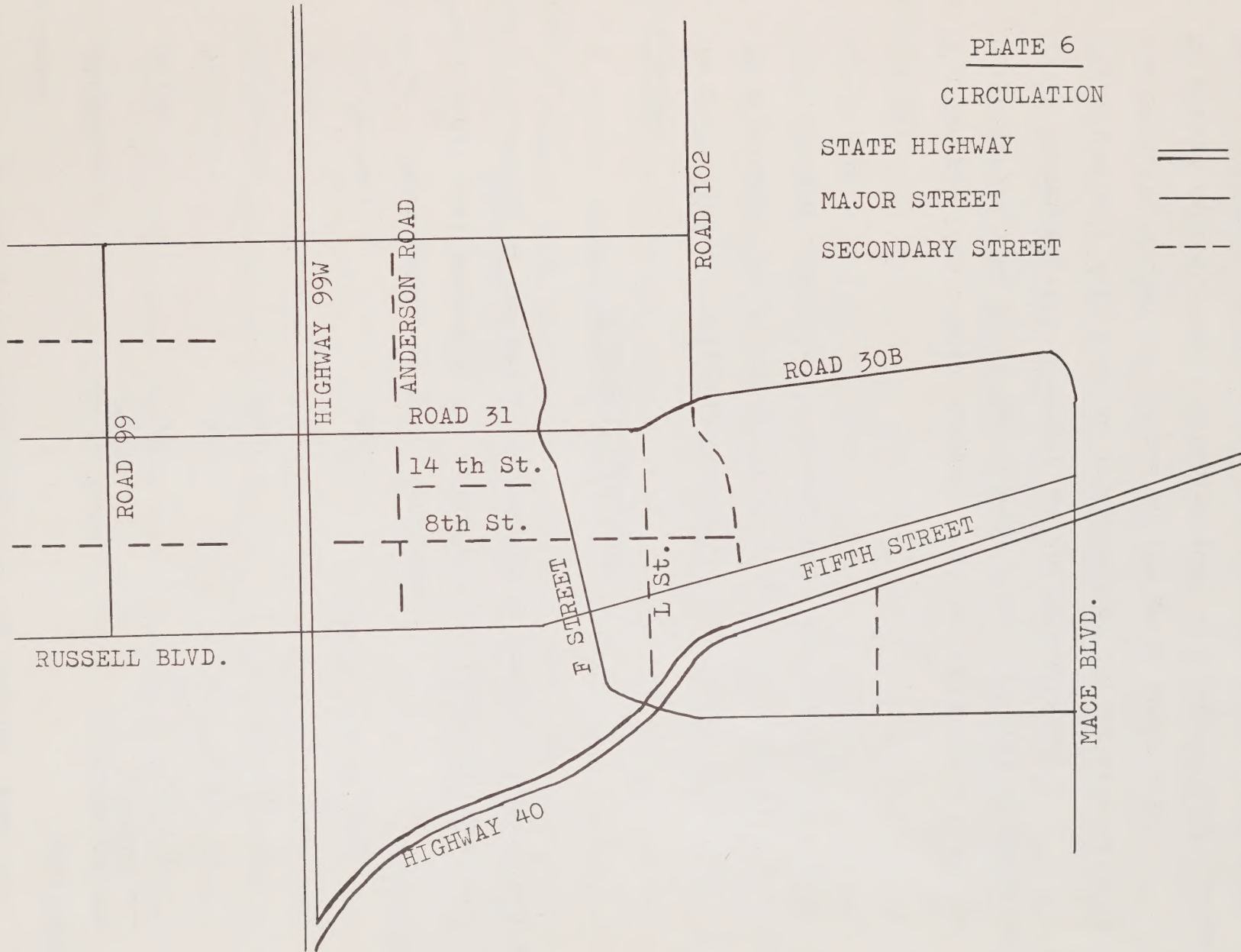
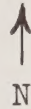
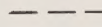
STATE HIGHWAY



MAJOR STREET



SECONDARY STREET



landscaped centers immediately adjacent to the campus. The scale and size of these centers must be precisely related to the type of activity they house, and designed for pedestrian and bicycle shoppers from the campus.

5. Encourage pleasant, clean, and welcoming public transportation terminals for arrival and departure of the student population.
6. Encourage modern, pleasant, overnight housing for campus guests, parents of students, visiting professors, and traveling students.
7. Encourage city conveniences such as pedestrian malls, bicycle parking, landscaped plazas, and designated bicycle traffic routes.
8. Encourage land use adjoining the campus for student organization buildings.
9. High density development will be provided for areas adjacent to the University except for the area between Anderson Road and "A" Street which will be medium density.

First Stage Residential Classification Areas are identified by 1-A, 1-B etc. and are as follows:

Planning Area 1-A

Area in northwest corner of plan area to be developed to low density standards and to be served by a future elementary school within the area and by a shopping center in 1-D.

<u>Type of Residential Use</u>	<u>Area (Net Acres)</u>	<u>Population</u>	<u>K-6 Children</u>	<u>Families</u>
Low Density	76	1300-1450	350-400	350-400

Planning Area 1-B

Low density area now partly developed and served by existing school and park within its boundaries. Shopping is nearby to the northeast and to the south in 1-D and 1-C.

<u>Type of Residential Use</u>	<u>Area (Net Acres)</u>	<u>Population</u>	<u>K-6 Children</u>	<u>Families</u>
Low Density	84	1500-1600	400-450	400-450

Planning Area 1-C

This mixed residential area is served by the existing school and park in 1-B. Children would have to cross only one secondary street (the extension of West Eighth Street). A neighborhood shopping center is included in this neighborhood.

<u>Type of Residential Use</u>	<u>Area (Net Acres)</u>	<u>Population</u>	<u>K-6 Children</u>	<u>Families</u>
Low Density	20	380	380-	100
Medium Density	13	650	217-	360
High Density	<u>30</u>	<u>3000</u>	<u>1000-3000</u>	<u>1200</u>
	63	4030	1597-4030	1660

Planning Area 1-D

This low density area will be served by the proposed school in 1-A, and the area park to the east. A shopping center is included in the area.

<u>Type of Residential Use</u>	<u>Area (Net Acres)</u>	<u>Population</u>	<u>K-6 Children</u>	<u>Families</u>
Low Density	29	550	300-300	300
Medium Density	<u>15</u>	<u>750</u>	<u>150-300</u>	<u>300</u>
	44	1300	450-600	600

Planning Area 1-E

This Area would be served by the school and area park on Fourteenth Street. Its shopping center will be in 1-D adjoining on the north.

<u>Type of Residential Use</u>	<u>Area (Net Acres)</u>	<u>Population</u>	<u>K-6 Children</u>	<u>Families</u>
Low Density	108	1850-2050	350-500	350-500

Planning Area 1-F

This developed area will keep the general character it now has, except that the medium density strip along Russell Boulevard may convert into apartments and fraternity houses. The area may be served in the future by an elementary and intermediate school on the original high school site. There is a small neighborhood park in the area, and a shopping center in 1-C.

<u>Type of Residential Use</u>	<u>Area</u> <u>(Net Acres)</u>	<u>Population</u>	<u>K-6</u> <u>Children</u>	<u>Families</u>
Low Density	92	1400-1750	350-500	350-500

Planning Area 1-G

This area contains low density lands to the north and medium density lands in its southern and eastern portion. It contains an elementary school, lies adjacent to the new community park and will be served by a neighborhood shopping center to the west in 1-D.

<u>Type of Residential Use</u>	<u>Area</u> <u>(net Acres)</u>	<u>Population</u>	<u>K-6</u> <u>Children</u>	<u>Families</u>
Low Density	37	600- 700	150-200	150-200
Medium Density	<u>23</u>	<u>1000-1200</u>	<u>300-350</u>	<u>300-350</u>
	60	1600-1900	450-550	450-550

Planning Area 1-H

This substantially developed area is proposed for medium and high density development and office buildings. It contains a school site and park, and lies adjacent to the Central Business District.

<u>Type of Residential Use</u>	<u>Area</u> <u>(Net Acres)</u>	<u>Population</u>	<u>K-6</u> <u>Children</u>	<u>Families</u>
Medium Density	12	600	300-600	240
High Density	<u>12</u>	<u>1200</u>	<u>450-900</u>	<u>360</u>
	24	1800	750-1500	600

Planning Area 1-I

This high density area contains two parts which do not constitute a true neighborhood. The parts between A and B Streets and the north side of First Street are in both cases bordered by University campus and business district lands. They are proposed for apartment and fraternity house development, and are served by an existing school and park in the central Business District.

<u>Type of Residential Use</u>	<u>Area</u> <u>(Net Acres)</u>	<u>Population</u>	<u>K-6</u> <u>Children</u>	<u>Families</u>
High Density	18	1800	150-360	360

Planning Area 1-J

This is an undeveloped area proposed for low and medium density use. The area will be served by the park in 1-L to the east, and the shopping center in 1-M.

<u>Type of Residential Use</u>	<u>Area (Net Acres)</u>	<u>Population</u>	<u>K-6 Children</u>	<u>Families</u>
Low Density	45	850	400-400	400
Medium Density	<u>28</u>	<u>1575</u>	<u>630-315</u>	<u>630</u>
	73	2425	1030-715	1030

Planning Area 1-K

This is a mixed residential area, and is served by a small park in the area, the school and shopping center in 1-M, and the new park in 1-L.

<u>Type of Residential Use</u>	<u>Area (Net Acres)</u>	<u>Population</u>	<u>K-6 Children</u>	<u>Families</u>
Low Density	12	400	100-100	100
Medium Density	6	300	120- 60	120
High Density	<u>22</u>	<u>2200</u>	<u>660-330</u>	<u>660</u>
	40	2900	880-490	780

Planning Area 1-L

This low density area which contains a new park site is served by the neighborhood shopping center in 1-M adjacent to the south and the elementary schools in 1-M and 2-E.

<u>Type of Residential Use</u>	<u>Area (Net Acres)</u>	<u>Population</u>	<u>K-6 Children</u>	<u>Families</u>
Low Density	41	1120	350-350	350
Medium Density	<u>12</u>	<u>600</u>	<u>120-240</u>	<u>240</u>
	53	1720	470-590	590

Planning Area 1-M

This is a small low density area which contains an elementary school and shopping center. It is served by the new park in 1-L adjacent to the north.

<u>Type of Residential Use</u>	<u>Area (Net Acres)</u>	<u>Population</u>	<u>K-6 Children</u>	<u>Families</u>
Low Density	37	900-1000	250-300	250-300

TOTAL FIRST STAGE POPULATION --- 24,325 - 25,725

Second Stage Residential Classification Areas are identified by 2-A, 2-B, etc. and are as follows:

PLANNING AREA 2-A

<u>Type of Land Use</u>	<u>Housing Units</u>	<u>Population</u>	<u>Area (Acres)</u>
Residential			
Low Density	585	2,282	117
Medium Density	<u>300</u>	<u>750</u>	15
Total	885	3,032	
Commercial			
Neighborhood Shopping Center			10
Schools			
2 - K-6			20
1 - Senior High School			40
Recreation			
8 Acres per 3,000 People			8
Community Park			25
Public Facilities			
Streets			80
Semipublic			
Churches			<u>5</u>
		TOTAL ACREAGE	0

PLANNING AREA 2-B

<u>Type of Land Use</u>	<u>Housing Units</u>	<u>Population</u>	<u>Area (Acres)</u>
Residential			
Low Density	1,720	6,536	344
Medium Density	<u>600</u>	<u>1,500</u>	30
Total	2,320	8,036	
Commercial			
Neighborhood Center			10
Highway Service			10
Schools			
K-6 - 4			40
7-9 - 1			20
Recreation			
8 Acres per 3,000			20
Public Facilities			
Streets			160
Library			1
Semipublic			
Churches			<u>5</u>
		TOTAL ACREAGE	640

PLANNING AREA 2-C

<u>Type of Land Use</u>	<u>Housing Units</u>	<u>Population</u>	<u>Area (Acres)</u>
Residential			
Low Density	1620	6156	324
Medium Density	<u>600</u>	<u>1500</u>	30
Total	2220	7656	
Commercial			
Neighborhood Center			10
Highway Service			10
Schools			
K-6 - 4			40
7-9 - 1			20
Recreation			
8 Acres per 3,000 people			20
Public Facilities			
Streets			160
Fire Station			1
Semipublic			
Hospital			20
Churches			<u>5</u>
		TOTAL ACREAGE	640

PLANNING AREA 2-D

<u>Type of Land Use</u>	<u>Housing Units</u>	<u>Population</u>	<u>Area (Acres)</u>
Residential			
Low Density	2100	7980	420
Medium Density	<u>600</u>	<u>1500</u>	30
Total	2700	9480	
Commercial			
Neighborhood Center			10
Highway Service			10
Schools			
K-6 - 5			50
7-9 - 1			20
Recreation			
8 Acres per 3,000 people			25
Public Facilities			
Streets			190
Semipublic			
Churches			<u>5</u>
		TOTAL ACREAGE	760

PLANNING AREA 2-E

<u>Type of Land Use</u>	<u>Housing Units</u>	<u>Population</u>	<u>Area (Acres)</u>
Residential			
Low Density	1407	5347	201
Medium Density	<u>300</u>	<u>750</u>	15
Total	1707	6097	
Commercial			
Neighborhood Center			10
Schools			
K-6 - 3			30
7-9 - 1			20
Recreation			
8 Acres per 3,000 people			19
Public Facilities			
Streets			94
Library			1
Semipublic			
Churches			<u>5</u>
	TOTAL ACREAGE		395

PLANNING AREA 2-F

<u>Type of Land Use</u>	<u>Housing Units</u>	<u>Population</u>	<u>Area (Acres)</u>
Residential			
Low Density	525	1995	105
Medium Density	<u>900</u>	<u>2250</u>	30
Total	1425	4245	
Commercial			
Neighborhood Center			10
Highway Service			35
Schools			
K-6 - 3			30
7-9 - 1			20
Recreation			
8 Acres per 3,000 people			12
Public (passive area) - riding trails			20
Public Facilities			
Streets			113
Semipublic			5
Research Facilities			<u>70</u>
	TOTAL ACREAGE		450

PLANNING AREA 2-G

<u>Type of Land Use</u>	<u>Housing Units</u>	<u>Population</u>	<u>Area (Acres)</u>
Residential			
Low Density	850	3230	170
(½ acre lot)	144	547	72
Medium Density	300	750	15
	1294	4527	
Commercial			
Neighborhood Center			10
Schools			
K-6 - 2			20
7-9			
10-12			40
Recreation			
8 Acres per 3,000 people			11
Community Park			25
Passive Area			20
Public Facilities			
Streets			130
Semipublic			5
Public			
Fire Station			--
Library			1
		TOTAL ACREAGE	519

PLANNING AREA 2-H

<u>Type of Land Use</u>	<u>Housing Units</u>	<u>Population</u>	<u>Area (Acres)</u>
Residential			
Low Density	400	1520	298
Commercial			
Commercial Highway			80
Public Facilities			
Streets			99
		TOTAL ACREAGE	477

TOTAL SECOND STAGE POPULATION --- 44,593

SUMMARY OF POPULATION FOR
DAVIS PLANNING AREA

FIRST STAGE.....24,325 to 25,725
 SECOND STAGE.....44,593 to 44,593
 UNIVERSITY.....10,000 to 10,000
 TOTAL POPULATION.....78,918 to 80,318

PLATE 3
DAVIS GENERAL PLAN PROJECTED
LAND USE ELEMENT

- LEGEND
- RESIDENTIAL
 - LOW
 - MEDIUM
 - HIGH
 - COMMERCIAL
 - CENTRAL
 - HEAVY
 - * HIGHWAY
 - * NEIGHBORHOOD
 - INDUSTRIAL
 - INDUSTRIAL RESEARCH
 - * INDICATES A SYMBOL, AND NOT A PRECISE LOCATION OF CENTER



SCALE 1" = 1000'

